

**MINUTES OF THE JOINT MEETING
MINNEHAHA COUNTY & SIOUX FALLS PLANNING COMMISSIONS
April 23, 2007**

A joint meeting of the County and City Planning Commissions was held on April 23, 2007 at 7:00 p.m. in the Commission Room of the Minnehaha County Administration Building.

COUNTY PLANNING COMMISSION MEMBERS PRESENT: Deb Bunde, Mike Cypher, Susie O'Hara, Mark Rogen, Don South, Wayne Steinhauer and Carol Twedt.

CITY PLANNING COMMISSION MEMBERS PRESENT: Teresa Boysen, Meredith Larson, Lynette Olson and Jessie Schmidt.

STAFF PRESENT: Scott Anderson, Phil Kappen, and Pat Herman – County Planning;
Steve Randall – City Planning

The County Planning Commission was chaired by Don South. City Planning Commission Chair Meredith Larson presided over the meeting.

APPROVAL OF THE CONSENT AGENDA

A motion was made for the City by Boysen and seconded by Schmidt to approve the consent agenda. The motion passed unanimously. Same motion for the County by Rogen and seconded by O'Hara. The motion passed unanimously.

ITEM 1. MINUTES – Minutes of the March 26, 2006 meeting.

ITEM 2. CONDITIONAL USE PERMIT # 07-34 to allow the transfer of one residential building eligibility.

From – Tr. 2 (ex. S106.3' W530.11' & ex. E799.39') Inberg Tracts SE1/4 in Section 7-T101N-R48W

To - E799.39' Tr. 2 Inberg Tracts SE1/4 in Section 7-T101N-R48W

Location - 1 mile east of Sioux Falls

Petitioner / Owner- Michael & Lori VanWyk

General Information

Present zoning - A-1 Agricultural
Existing Land Use - Residential
Parcel Size - 5.86 acres

Report by: Phil Kappen

Staff Analysis

The subject property is located in an existing residential area along Six Mile Road just east of Sioux Falls. The petitioner has two lots, a vacant one that sets back off of Six Mile Road and the one next to Six Mile Road on which their home is located. The petitioner wishes to transfer the eligibility from the back parcel up to the front lot to allow them to construct a residence for a family member.

1) The effect upon the use and enjoyment of other property in the immediate vicinity for the uses already permitted, and upon property values in the immediate vicinity.

The area is already residential in nature. The relocation of one building eligibility should have no appreciable impact on the surrounding land uses.

2) The effect upon the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.

The city's 2015 plan shows that the immediate area is planned for future residential uses. Once the city reaches this area there will be additional development and the construction of the necessary streets to allow better access to the back property. At this time, however, placement of the building eligibility nearer existing roadways will allow for better access for the proposed residence.

3) That utilities, access roads, drainage and/or other necessary facilities are provided.

Lot on which the eligibility is currently located is accessed via a platted right-of-way, however, the road has not been constructed and construction of the road would further extend what is already a long one-way street. Access to the proposed home would be via the petitioner's existing driveway off of Six Mile Road. Six Mile Road is a county highway (Co. Hwy 119) and is designated as an arterial road in the city's major street plan. Because of this no additional driveways should be allowed off of the highway.

4) That the off-street parking and loading requirements are met.

There is ample space on the property for the parking necessary for an additional residential use.

5) That measures are taken to control offensive odor, fumes, dust, noise, vibration, and lighting (inclusive of lighted signs), so that none of these will constitute a nuisance.

There should be little impacts of the listed types from a single family residence.

The petitioner should be aware that a right-to-farm notice covenant must be filed on the deed of the lot prior to the issuance of a building permit.

Recommendation

Staffs find that the proposed eligibility transfer meets the precepts of density zoning and conforms to the future plans for the area as noted in the city's comprehensive plan. Staffs recommended approval of conditional use permit # 07-34 with the following condition:

The proposed residence shall utilize the existing driveway and no additional accesses shall be allowed from the property onto Six Mile Road.

Based on the staff report, a motion was made for the City by Boysen and seconded by Schmidt to approve conditional use permit #07-34 with the stated condition. The motion passed unanimously. Same motion for the County by Rogen and seconded by O'Hara. The motion passed unanimously.